

**AGENDA**  
**TRAVERSE CITY HISTORIC DISTRICTS COMMISSION**  
**REGULAR MEETING**  
**THURSDAY, MAY 26, 2016**  
**7:00 P.M.**  
**Committee Room, Governmental Center, 2<sup>nd</sup> Floor**  
**400 Boardman Avenue**  
**Traverse City, Michigan 49684**  
**231-922-4464**

**1. CALL MEETING TO ORDER**

**2. APPROVAL OF MINUTES**

Approval of the May 12, 2016 special meeting minutes.

**3. REQUEST 16-HDC-07 FROM LUKE GINGERICH, 4500 SCHARMEN ROAD, TRAVERSE CITY, MICHIGAN for:**

Approval of plans for a dining room and master bedroom addition located at the property commonly known as **432 East Eight Street**, Traverse City Michigan. (Central Neighborhood Historic District).

**4. REQUEST 16-HDC-08 FROM MATT AND LESLEY BECKER, 505 EAST STATE STREET, TRAVERSE CITY, MICHIGAN for:**

Approval of plans for a side porch addition located at the property mentioned. (Boardman Historic District).

**5. REQUEST 16-HDC-09 FROM ERIC HELZER, ADVANCED REDEVELOPMENT SOLUTIONS, 101 N. MADISON STREET, TRAVERSE CITY, MICHIGAN for:**

Approval of plans for the construction of a convention center and pool located at the property commonly known as **300 East State**, Traverse City, Michigan (Park Place Hotel).

**6. OTHER BUSSINESS**

**7. ADJOURNMENT**

The City of Traverse City does not discriminate on the basis of disability in the admission or access to or treatment or employment in, its programs or activities. Penny Hill, Assistant City Manager, 400 Boardman Avenue, Traverse City, Michigan, 49684, 922-4440, T.D.D., 922-4412, has been designated to coordinate compliance with the non-discrimination requirements contained in Section 35.107 of the Department of Justice regulations. Information concerning the provisions of the Americans with Disabilities Act, and the rights provided thereunder, are available from the ADA Coordinator. If you are planning to attend and you have a disability requiring any special assistance at the meeting and/or if you have any concerns, please immediately notify the ADA Coordinator.

**MINUTES  
TRAVERSE CITY HISTORIC DISTRICTS COMMISSION  
SPECIAL MEETING**

**THURSDAY, MAY 12, 2016**

**12:00 NOON.**

**Planning Conference Room, Governmental Center, 2<sup>nd</sup> Floor  
400 Boardman Avenue  
Traverse City, Michigan 49684  
231-922-4464**

**PRESENT:** Commissioners Andres, Zacks, Carol, Vice-Chairperson Tobin and  
Chairperson Callahan.  
**ABSENT:** Commissioners Mansuy and Crane.  
**STAFF PRESENT:** David Weston

**1. CALL MEETING TO ORDER**

*The meeting was called to order at 12:00 noon.*

**2. APPROVAL OF MINUTES**

Approval of the March 31, 2016 regular meeting minutes.

*Motion by Commissioner Andres, seconded by Commissioner Tobin to approve the March 31, 2016 regular meeting minutes as presented. Upon vote the motion carried 5-0.*

**3. REQUEST 16-HDC-06 FROM KURT BUNGHAUSER, BUILDER, 1055 SHARKEY ROAD, TRAVERSE CITY, MICHIGAN for:**

Approval of plans for a mud room, covered porch and laundry room addition located at the property commonly known as **616 East State Street**, Traverse City, Michigan. (Boardman Neighborhood Historic District).

*Kurt Bunghauser presented drawings and answered questions from the Commission. Motion by Commissioner Andres, seconded by Commissioner Zacks to approve the drawings as presented. Upon vote the motion carried 5-0. Commissioner Carol will serve as the project liaison.*

**4. OTHER BUSSINESS**

*None.*

**5. ADJOURNMENT**

*The meeting was adjourned at 12:10 p.m.*

Respectfully submitted

\_\_\_\_\_  
David M. Weston, Secretary

Date \_\_\_\_\_

DRAFT



# 16-HA-07

TRAVERSE CITY HISTORIC DISTRICTS COMMISSION  
APPLICATION FOR

**HISTORICAL PRESERVATION PERMIT**

Date of Application: 5/6/2016

Property Address: 432 W. eighth Street

Local Historic District: Central Neighborhood

Existing Zoning Classification: R1B

Architectural / Design Firm: John Walters

Address: \_\_\_\_\_

Description of Plans: \_\_\_\_\_

Side addition

- Larger Master Suite

- Expanded dining

THE COMPLETED APPLICATION SHALL BE SUBMITTED TO THE CITY PLANNING DEPARTMENT A MINIMUM OF 10 DAYS PRIOR TO THE MEETING AT WHICH THE REQUEST WILL BE CONSIDERED AND SHALL MEET ALL REQUIREMENTS LISTED ON THE REVERSE SIDE.

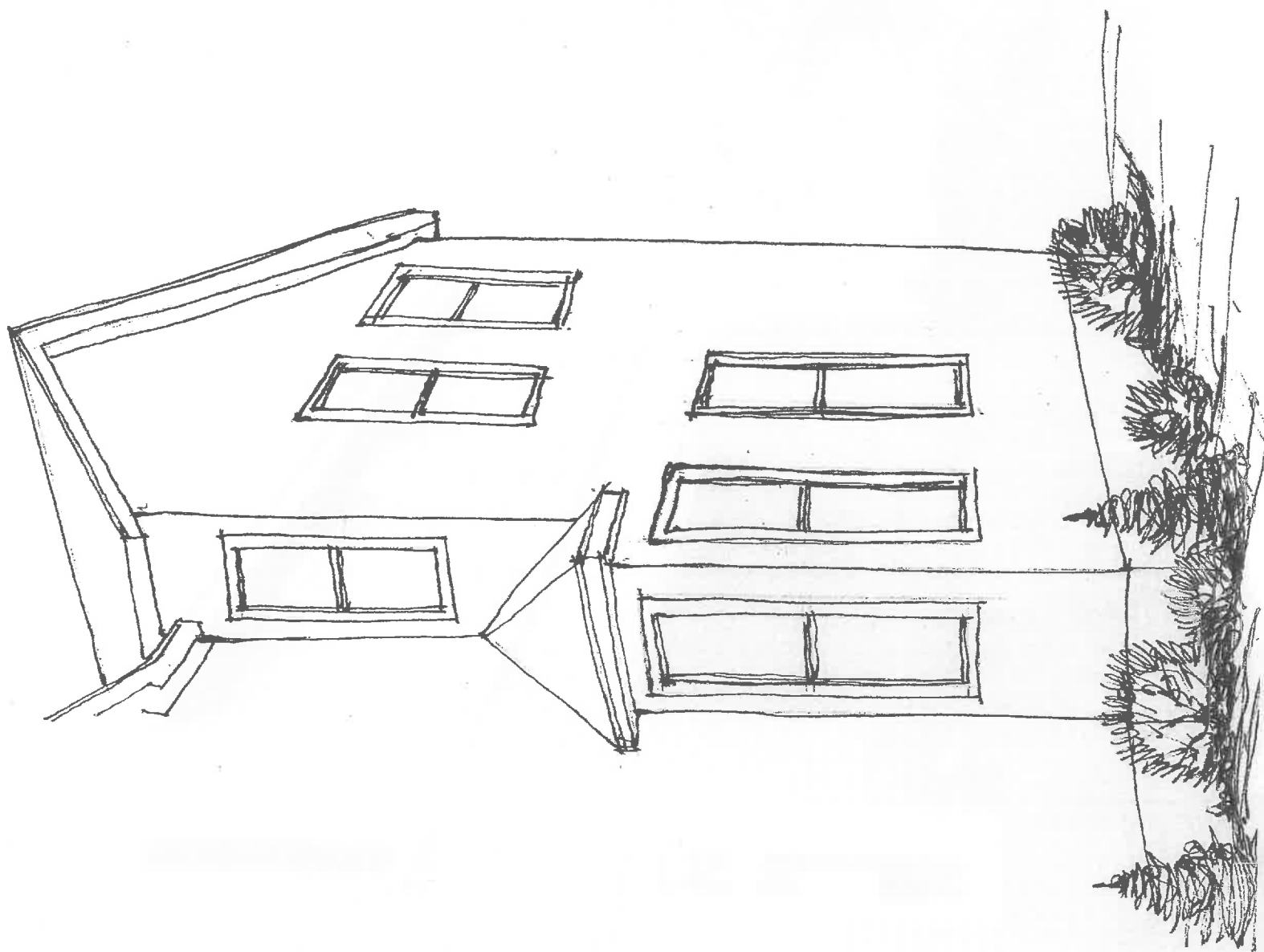
Owner Name: Elizabeth Lorchio Phone: 404-394-3637 Fax: \_\_\_\_\_

Address: 432 W eighth Street

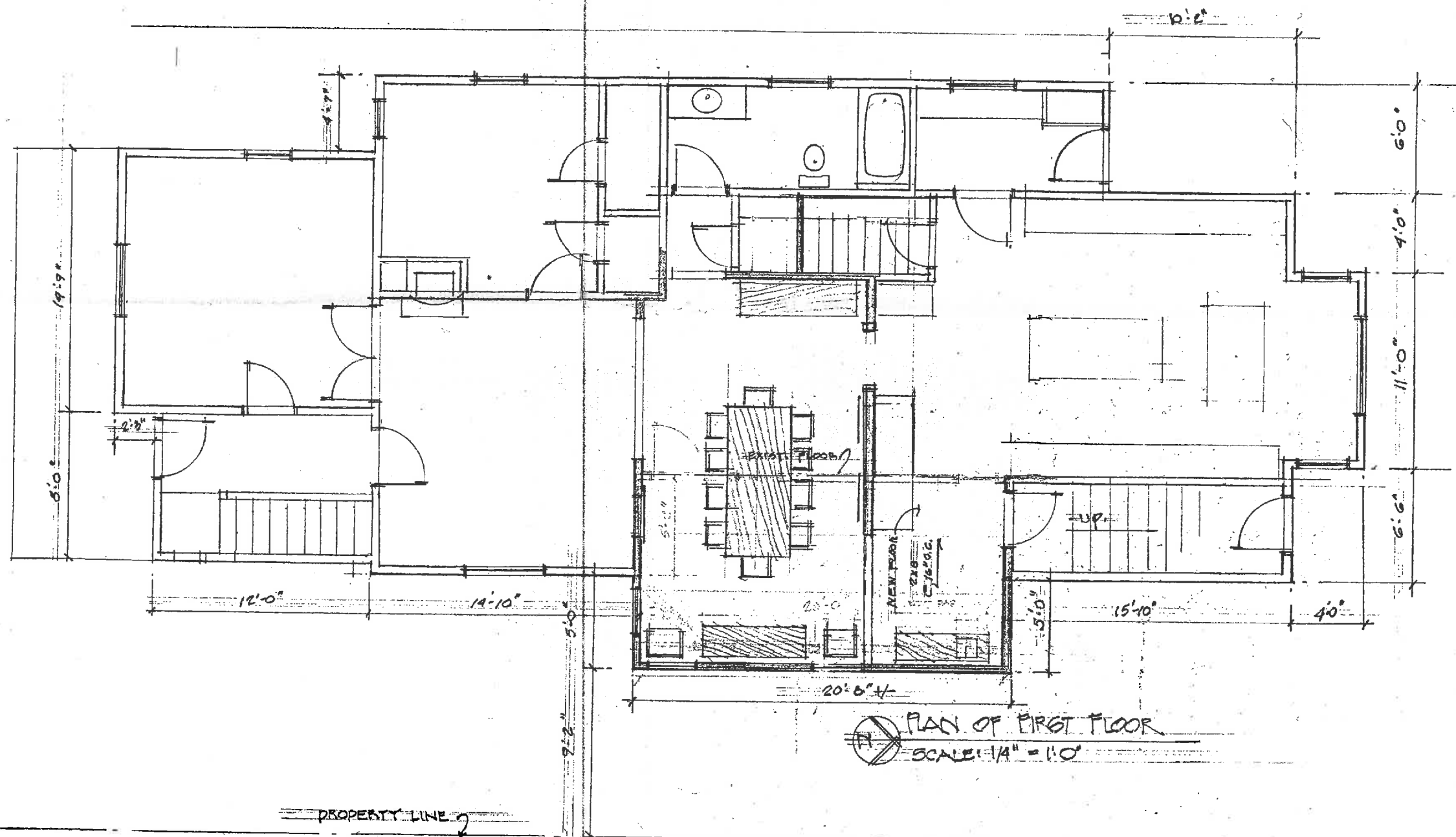
Signature of Owner: \_\_\_\_\_

Signature of Applicant (if different): Lal Gung

Relationship of Applicant to Owner: Builder







LOU & ELIZABETH LOCICCHIO RESIDENCE  
432 W. EIGHT ST. TRAVERSE CITY, MI

REV. 1.10.13 REV. 12.23.13 6.12.14

1.





#16-HDC-08



TRAVERSE CITY HISTORIC DISTRICTS COMMISSION  
APPLICATION FOR

HISTORICAL PRESERVATION PERMIT

Date of Application:

5/9/16

Property Address:

505 STATE STREET

Local Historic District:

BRADMAN

Existing Zoning Classification:

R1B

Architectural / Design Firm:

SARAH POWERS

Address:

921 W. ELEVENTH ST SW TC, MI 49684

Description of Plans:

REIN (E) FOUNDATION, C PORCH, STAIR-  
EXT'G 2ND FLOOR OVER PORCH. INFILL (E)  
PORCH FOR PANTRY, ADD INSULATION & FINISHING  
TO MATCH. ADD NEW PORCH (USE EXT'G COLUMN  
AND RAILING) SEE ATTACHED DNGS.

THE COMPLETED APPLICATION SHALL BE SUBMITTED TO THE CITY PLANNING  
DEPARTMENT A MINIMUM OF 10 DAYS PRIOR TO THE MEETING AT WHICH THE  
REQUEST WILL BE CONSIDERED AND SHALL MEET ALL REQUIREMENTS LISTED  
ON THE REVERSE SIDE.

Owner Name:

MAT & LESLEY BECKER

Phone:

989.928.2284

Fax:

LESLEY

Address:

505 STATE STREET

989.233.1660 MAT

Signature of Owner:

Signature of Applicant (if different):

[Signature]

Relationship of Applicant to Owner:

ARCHITECT



Becker SOS  
state

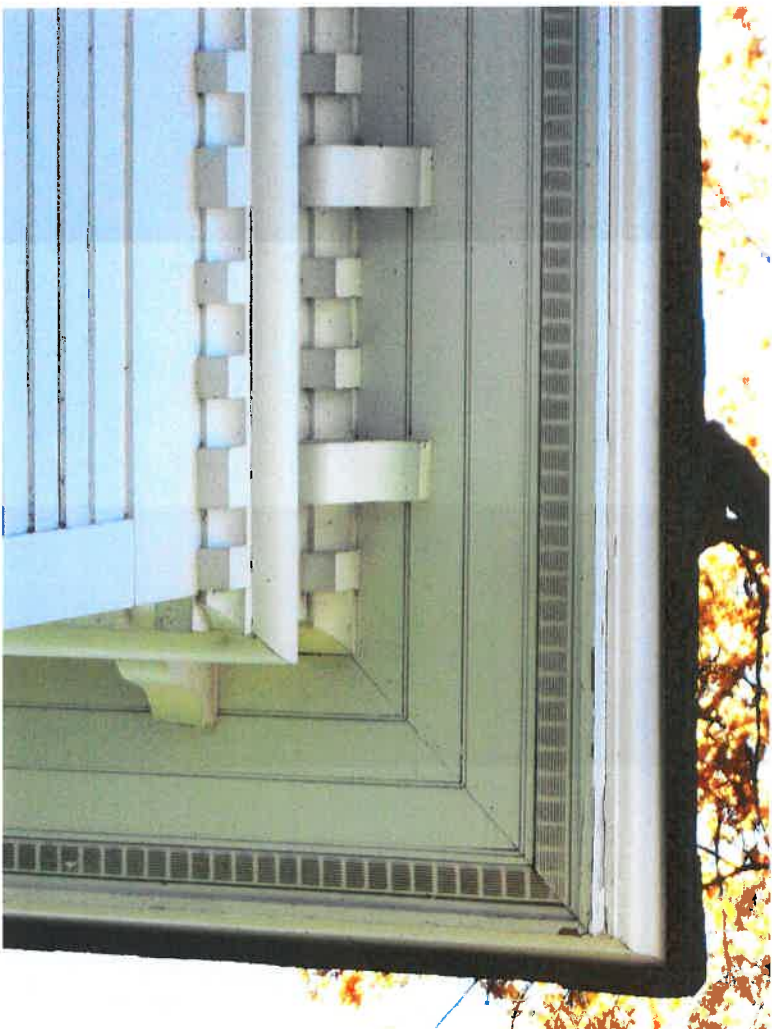
Baker  
SOS State





Barker  
505 state

Back

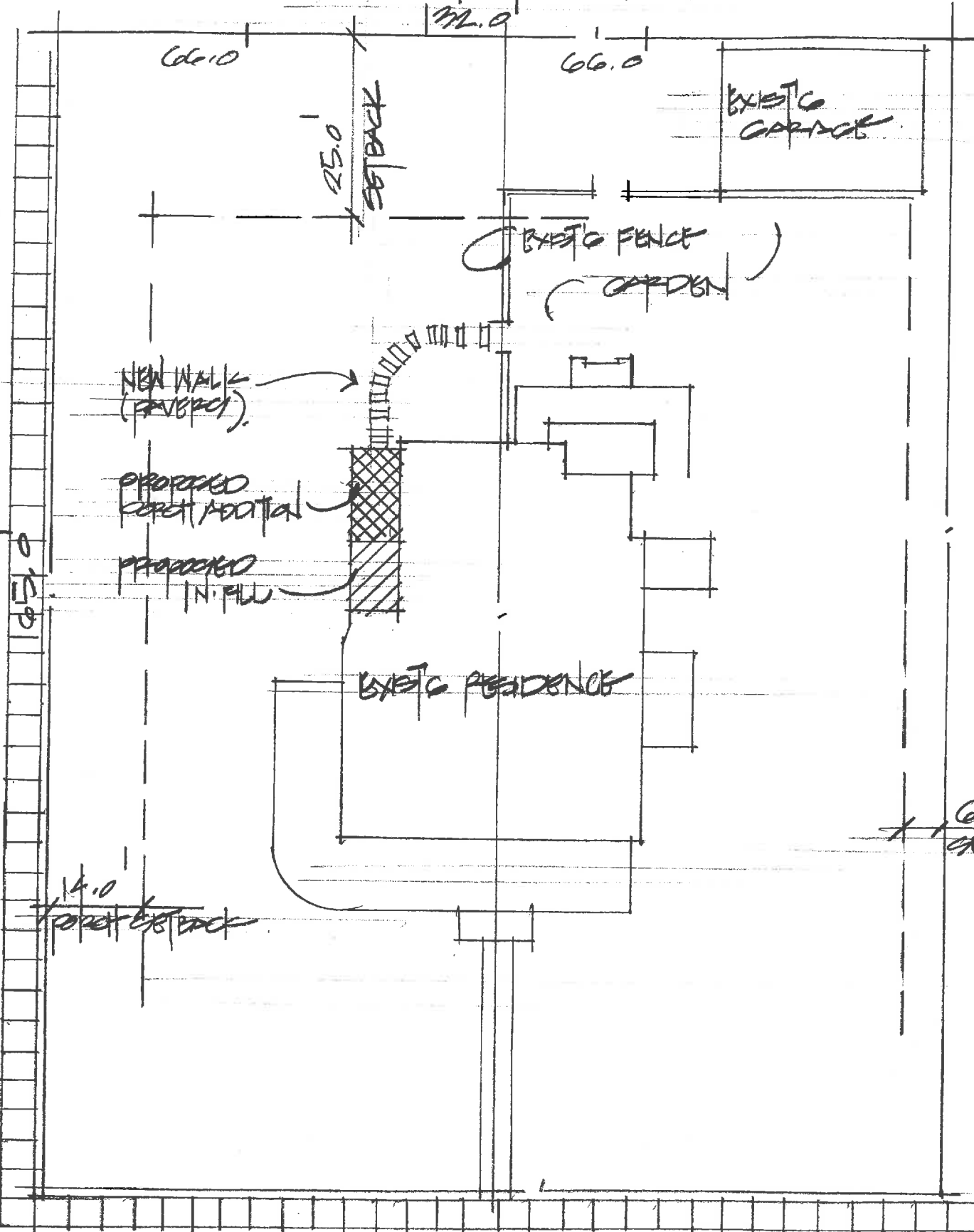


Back  
505 St



WELLINGTON STREET (66.0' ROW)

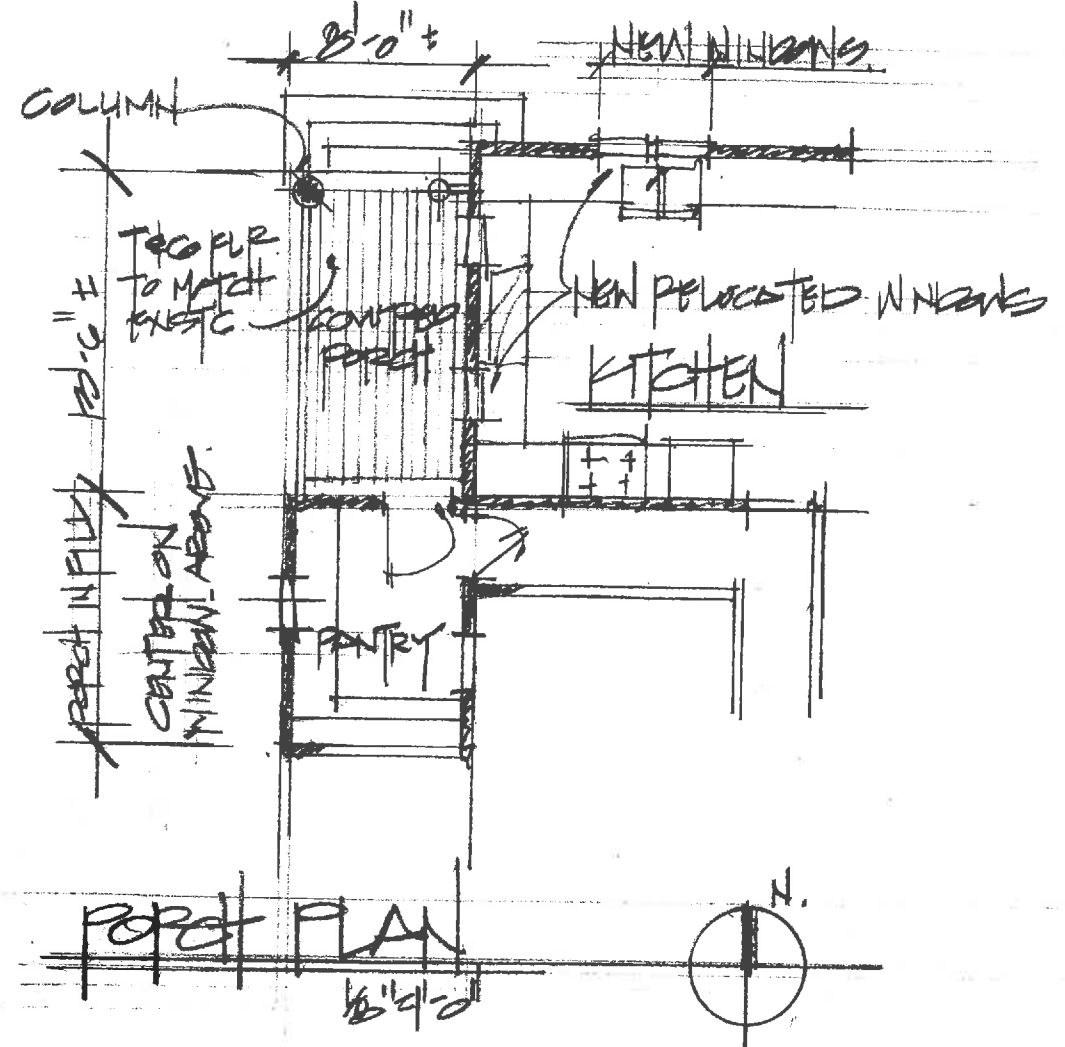
ALLEY (33.0' ROW)

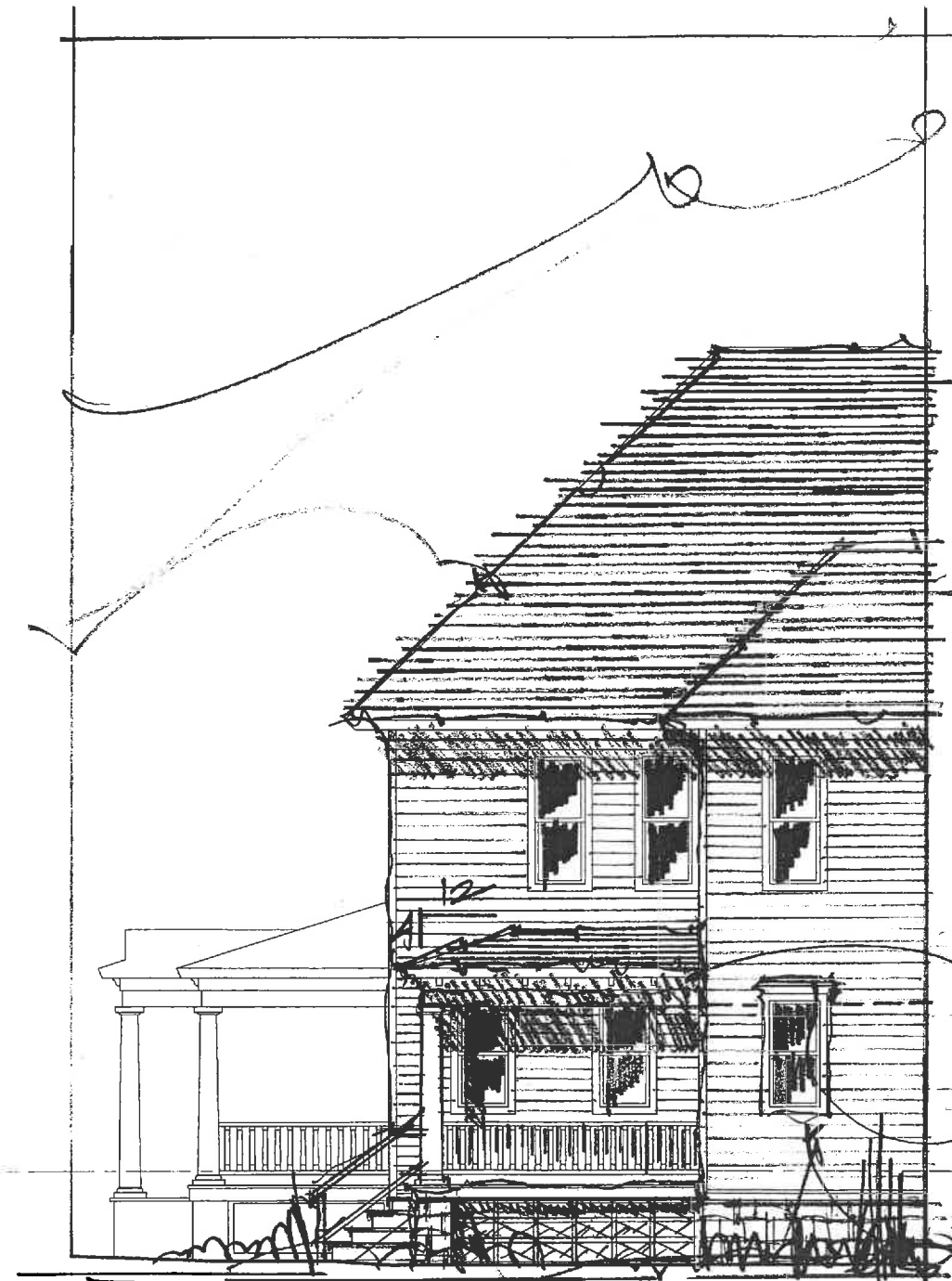


STATE STREET (66.0' ROW)

SITE PLAN  
SCALE 1"=20.0'

BECKER RESIDENCE - 505 STATE STREET  
CHEN PERRY, ARCHT 5.19.2016





- MATCH (E) & DETAILS
- CROPPED FASCIA
- PIERCE W/ DENTILS
- MATCH (E) HEAD TRIM @ NEW WINDOWS
- CORNER TO MATCH EXIST
- NEW GRATE PIER & MATCH LATTICE AT PORCH

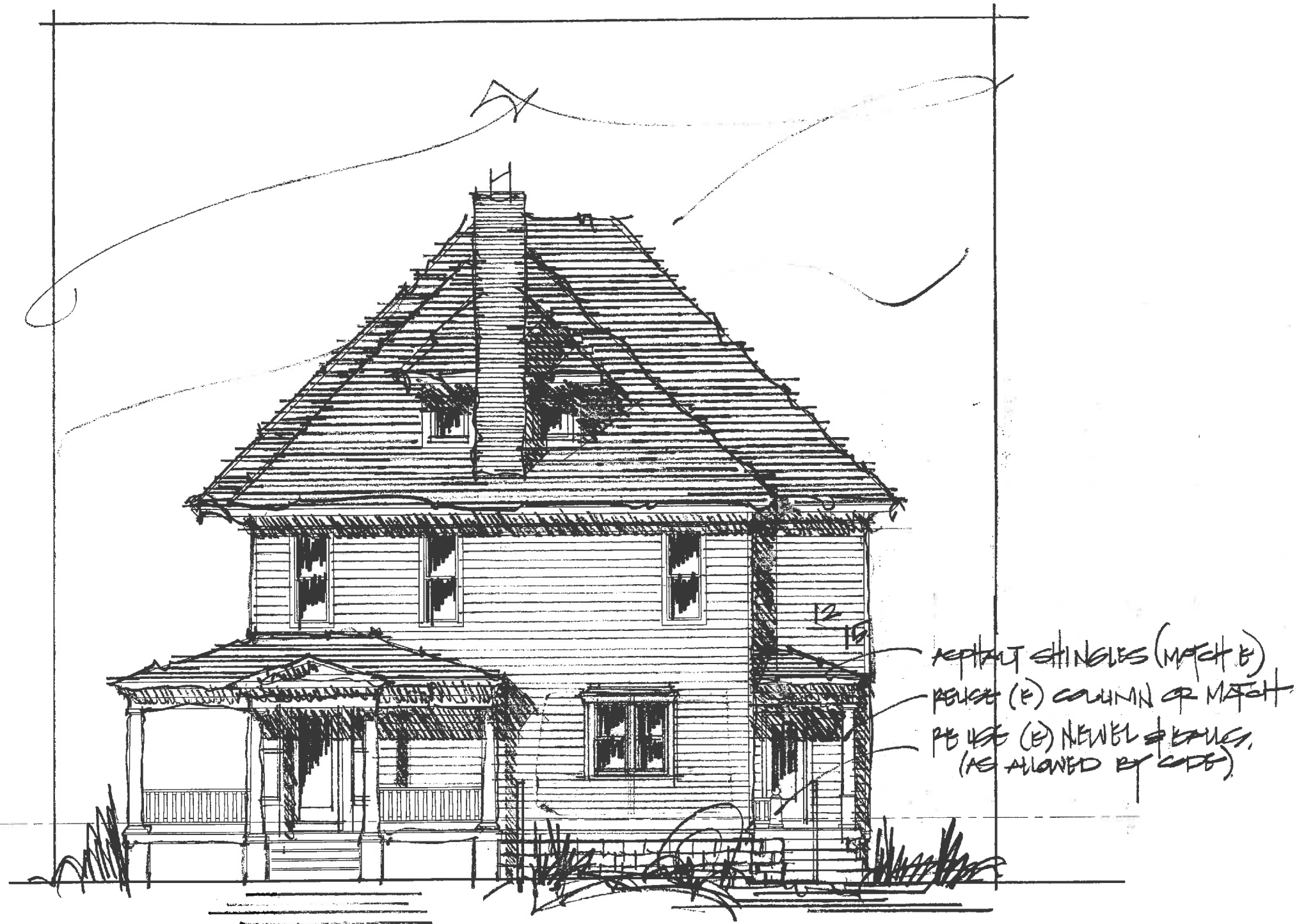
WEST ELEVATION.

BECKER RESIDENCE, 505 STATE STREET.

W. B. KOSCIUSKO, ARCHT. & BLDG.

5.19.2014

10.11.14



NORTH ELEVATION

DECKER RESIDENCE, 505 STATE STREET  
 CH. BARNARD, ARCHITECT 5.19.2010 1/8" = 1'-0"





TRAVERSE CITY HISTORIC DISTRICTS COMMISSION  
APPLICATION FOR

HISTORICAL PRESERVATION PERMIT

Date of Application: 5.2.16

Property Address: 300 E. STATE STREET

Local Historic District: DOWNTOWN HISTORIC DISTRICT

Existing Zoning Classification: C-4C

Architectural / Design Firm: PERSPECTIVE INC.

Address: P.O. Box 1066, SIOUX FALLS SD 57101

Description of Plans: SITE PLAN, GENERAL FLOOR PLAN, CONVENTIONAL  
GENERAL FLOOR PLAN, SWIMMING POOL FLOOR PLAN AND EXTENSION  
ELEVATIONS, CONVENTIONAL GENERAL EXTENSION ELEVATIONS, WALL  
SECTIONS, PERSPECTIVE VIEWS.

THE COMPLETED APPLICATION SHALL BE SUBMITTED TO THE CITY PLANNING DEPARTMENT A MINIMUM OF 10 DAYS PRIOR TO THE MEETING AT WHICH THE REQUEST WILL BE CONSIDERED AND SHALL MEET ALL REQUIREMENTS LISTED ON THE REVERSE SIDE.

Owner Name: REGENCY MIDWEST VENTURES LLC Phone: 605-334-2371 Fax: 605-334-8480

Address: 3211 W SEMERONE DRIVE, SIOUX FALLS SD 57107

Signature of Owner: [Signature]

Signature of Applicant (if different): [Signature]

Relationship of Applicant to Owner: ARCHITECTURAL / DESIGN FIRM

*Motion by Vice-Chairperson Tobin, seconded by Commissioner Andres to conceptually approve the drawings for a new conference center and pool located at the property commonly known as 300 East State Street, Traverse City, Michigan contingent on the following with final drawings approved at a future meeting.*

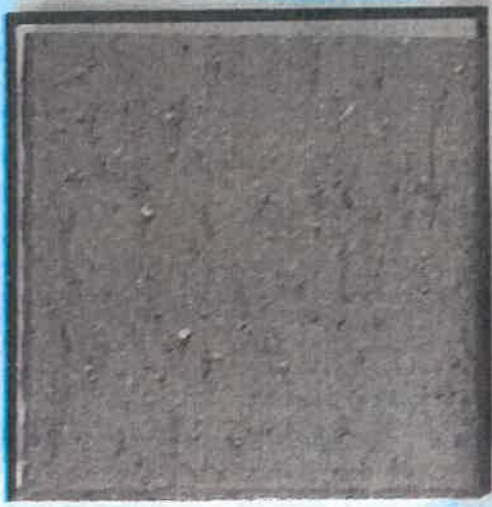
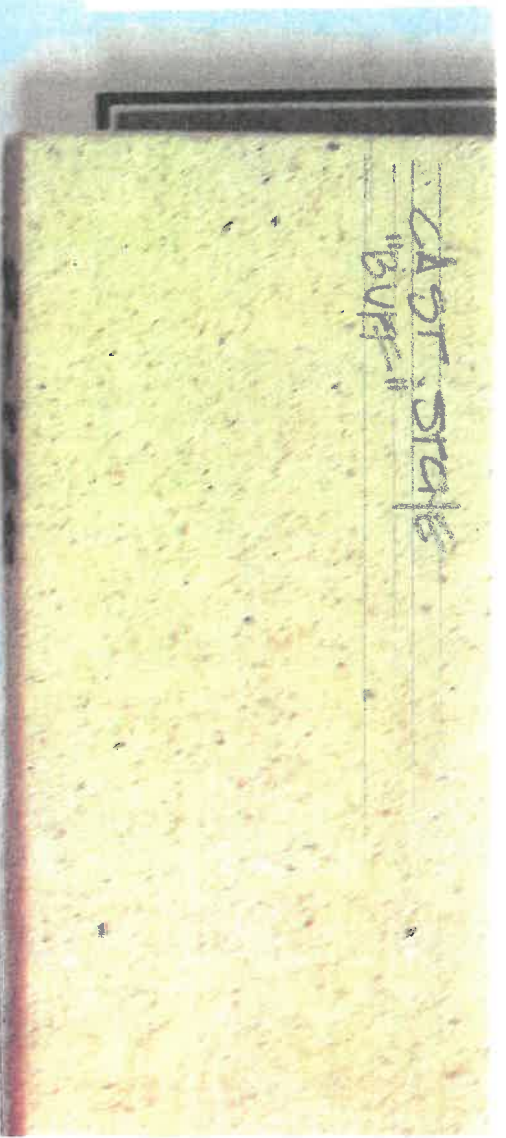
- *No upper level spandrel panels. Consider traditional brick, patterned, in-fill at these locations.*
- *Consider more traditional precast detailing.*
- *Detail brick/precast pilasters.*
- *Create deeper inset windows (min. 4" per zoning)*
- *Add at least one window to the west wall, northwest corner of the conference center.*
- *Resolve the grade change issue from State Street up to the existing breezeway (connector) and from Minerva's east side to the new conference center west side.*
- *Consider a small landscape plaza between Minerva's and the new conference center.*

*Upon vote the motion carried 7-0. Chairperson Callahan will serve as the project liaison.*

Light  
sandstone



Light  
"BUP" stone



DARK SANDSTONE

Light  
sand stone

Paper place book  
conventional  
EXTREME MATERIALS 12.17.2015





Conference Center



Conference Center



Conference Center



Swimming Pool



Swimming Pool



Park Place Additions

**perspective:**  
architecture design studio  
196 East 6th St, Suite 100  
Sioux Falls, SD 57104  
t: 605.271.9877  
f: 605.271.9879  
web: perspective-inc.com  
email: info@perspective-inc.com

ISSUE BLOCK	
NO.	DATE COMMENTS
1	5/3/16 Historic Preservation Submittal

PROJECT TITLE  
**Park Place Hotel**  
Traverse City, MI

PROJECT NUMBER: 14001  
DRAWN BY: BGG  
CHECKED BY: LJC

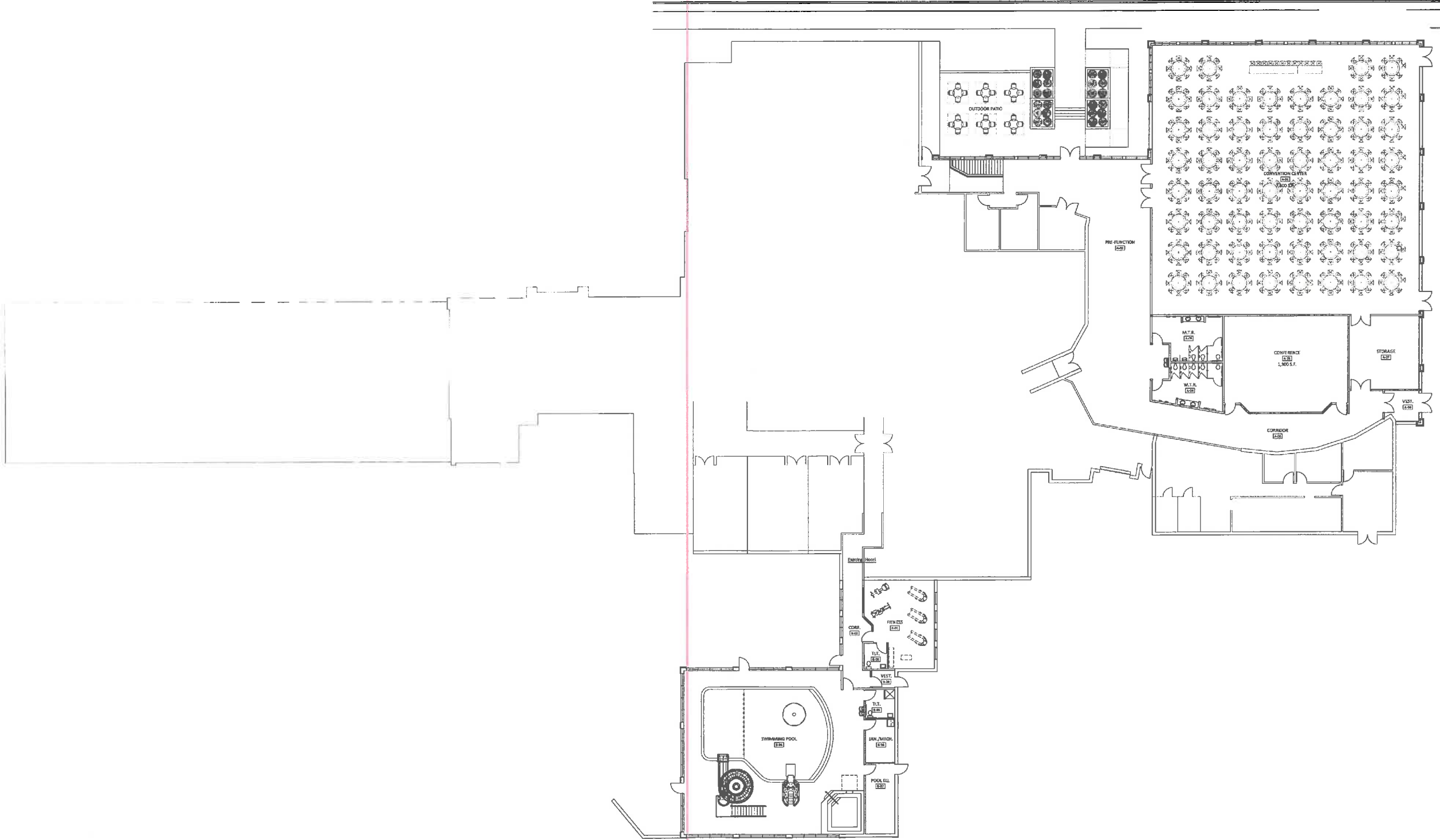
SHEET TITLE  
**Perspective Views**

SHEET NUMBER  
**A-901**





D  
C  
B  
A



A2 Overall Floor Plan  
SCALE 1/2" = 1'-0"

1 2 3 4 5

D  
C  
B  
A

**perspective:**  
architecture design studio

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Sioux Falls, SD 57104  
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ISSUE BLOCK	
NO.	DATE   COMMENTS
1	15/3/16 Historic Preservation Submittal

PROJECT TITLE

Park Place Hotel  
Traverse City, MI

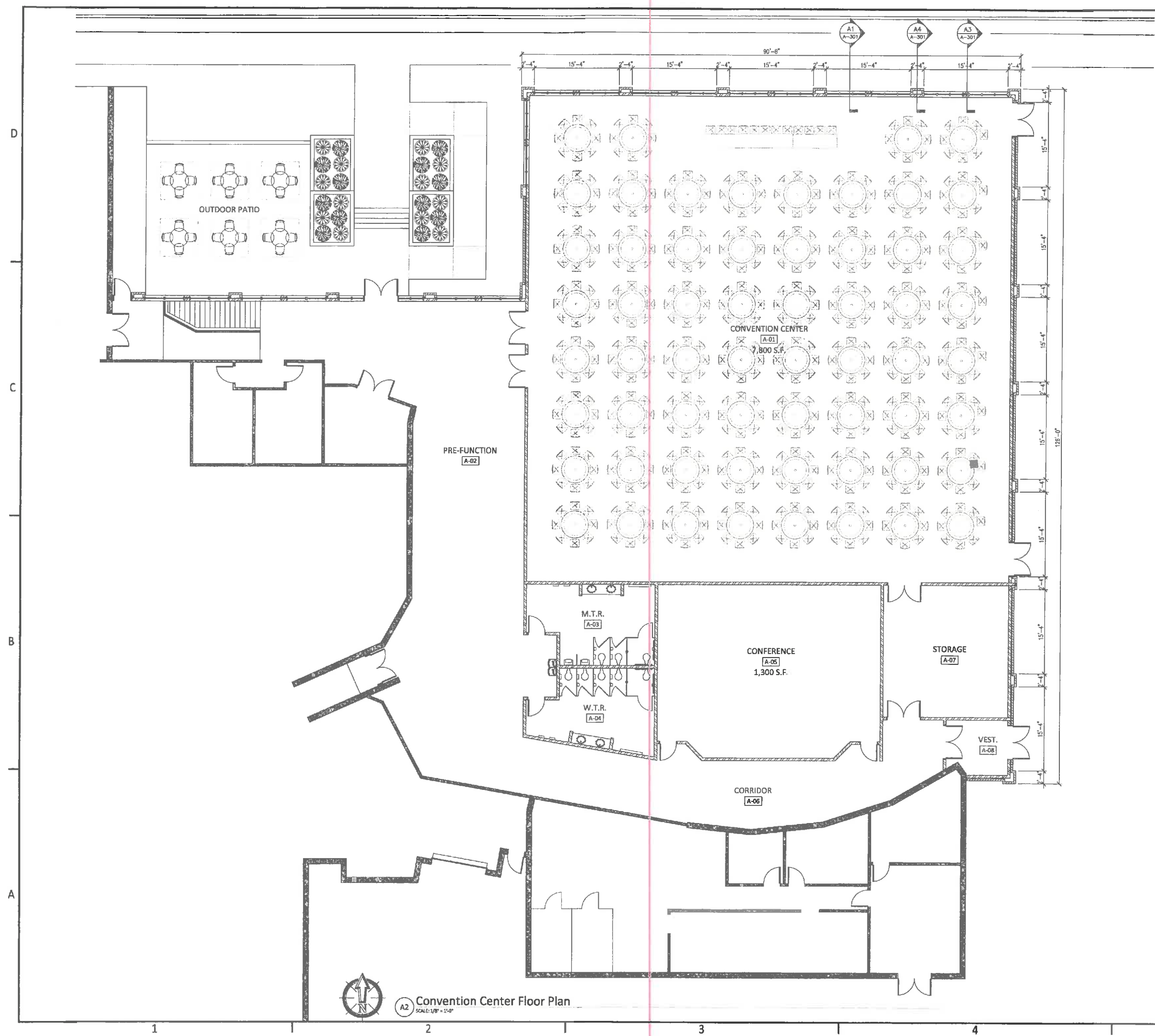
PROJECT NUMBER: 14001  
DRAWN BY: BGC  
CHECKED BY: LJC

SHEET TITLE

Overall Floor Plan

SHEET NUMBER

A-100



**perspective** architecture design studio

196 East 6th St, Suite 100  
Sioux Falls, SD 57104  
web: [perspective-inc.com](http://perspective-inc.com)  
t: 605.271.9877  
f: 605.271.9879  
email: [info@perspective-inc.com](mailto:info@perspective-inc.com)

[illegible]

PROJECT TITLE
Park Place Hotel Traverse City, MI

PROJECT NUMBER:	14001
DRAWN BY:	BGG
CHECKED BY:	LJC

SHEET TITLE
Convention Center Floor Plan

SHEET NUMBER

A-101

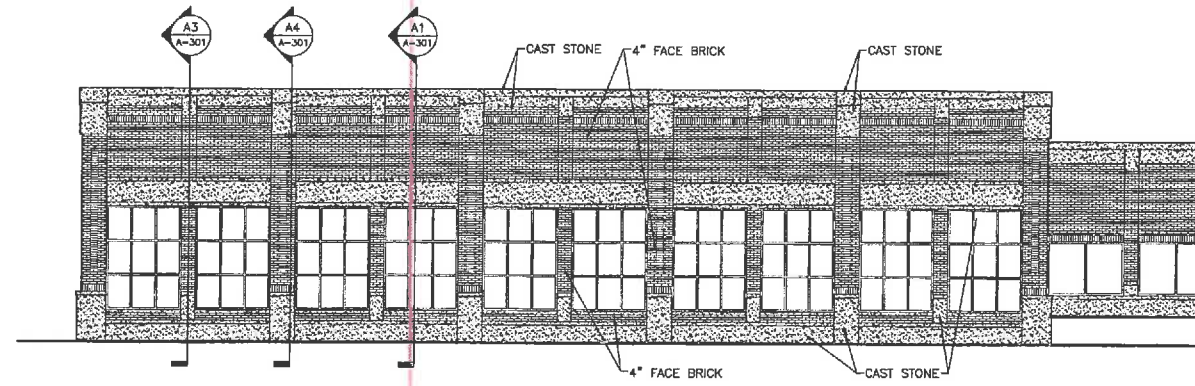


Architectural elevation drawing of a building facade. The drawing shows a series of vertical elements, likely columns or piers, separated by openings. The materials are indicated by different hatching patterns: diagonal lines for brick, cross-hatching for stone, and a stippled pattern for cast stone. Dimensions are provided for various sections: a 4' section of 4" face brick on the left, a 4' section of stone above a window, a 4' section of 4" face brick above another window, and a 4' section of cast stone on the right. The drawing is a black and white line drawing with hatching for shading.

A-102

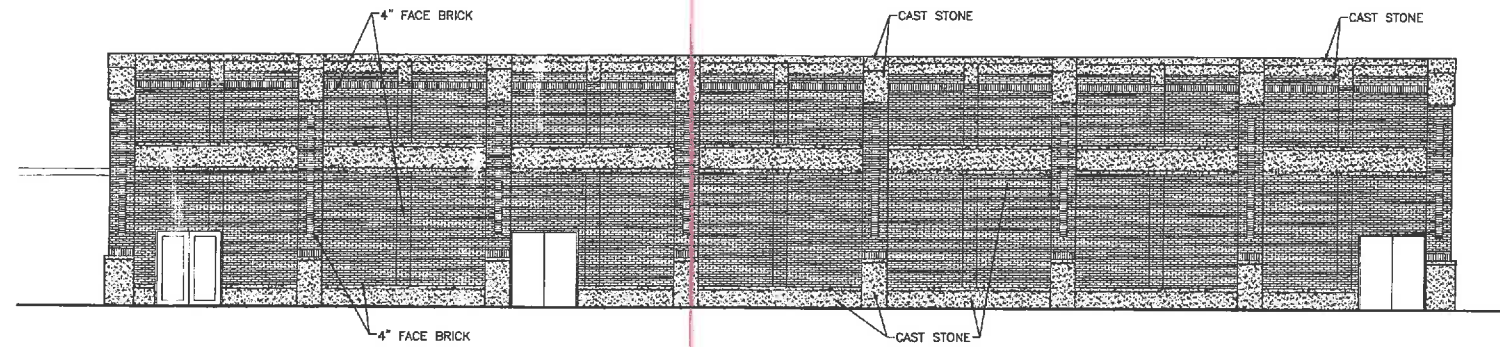


D



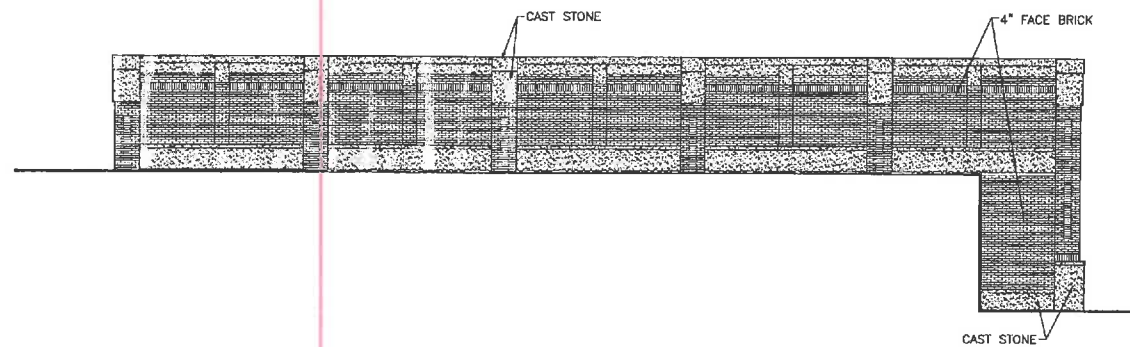
D2 North Elevation  
SCALE: 1/8" = 1'-0"

C



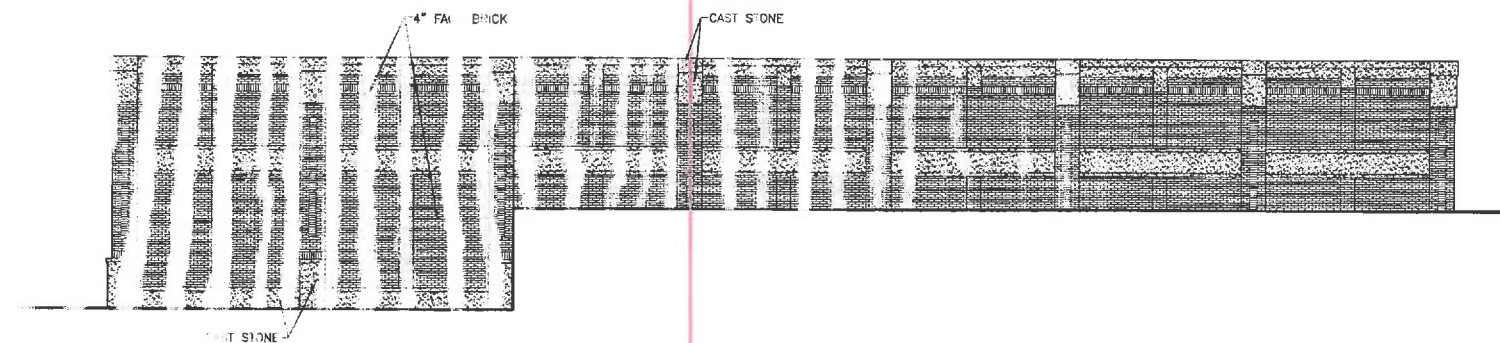
C2 East Elevation  
SCALE: 1/8" = 1'-0"

B



B2 South Elevation  
SCALE: 1/8" = 1'-0"

A



A2 West Elevation  
SCALE: 1/8" = 1'-0"

D

C

B

A

**perspective.**  
architecture design studio

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email: info@perspective-inc.com

## ISSUE BLOCK

NO.	DATE	COMMENTS
1	5/27/16	Historic Preservation Submittal

## PROJECT TITLE

Park Place Hotel  
Traverse City, MI

PROJECT NUMBER: 14001

DRAWN BY: BGG

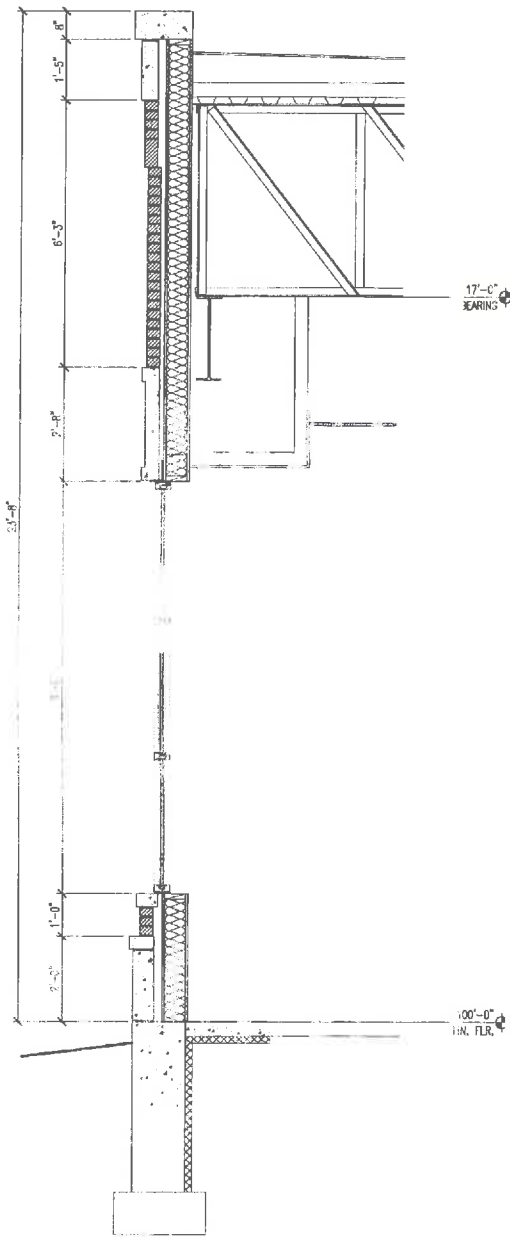
CHECKED BY: LJC

## SHEET TITLE

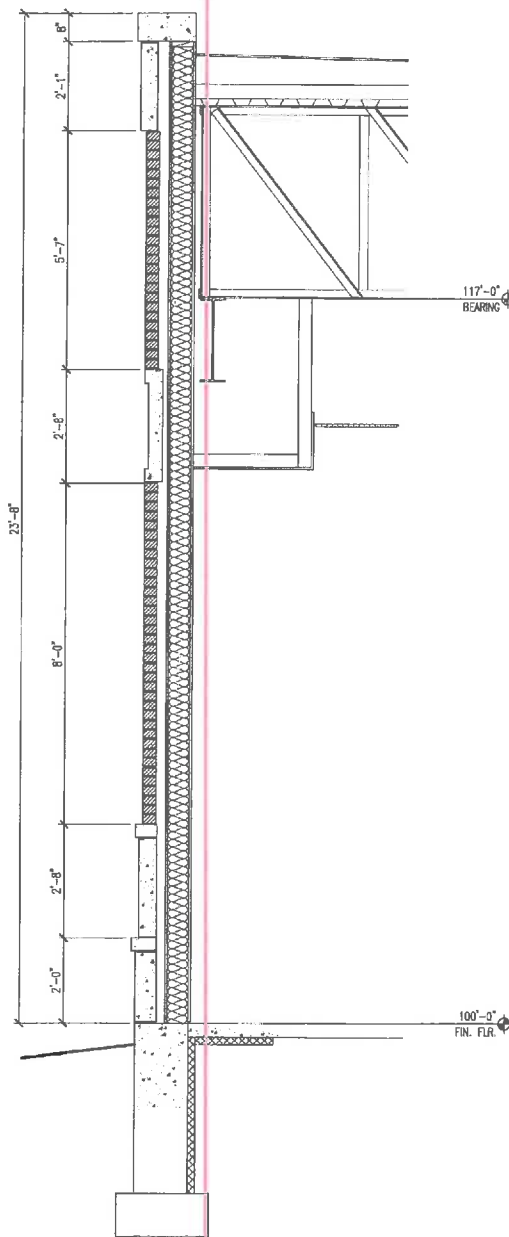
Convention Center  
Exterior Elevations

## SHEET NUMBER

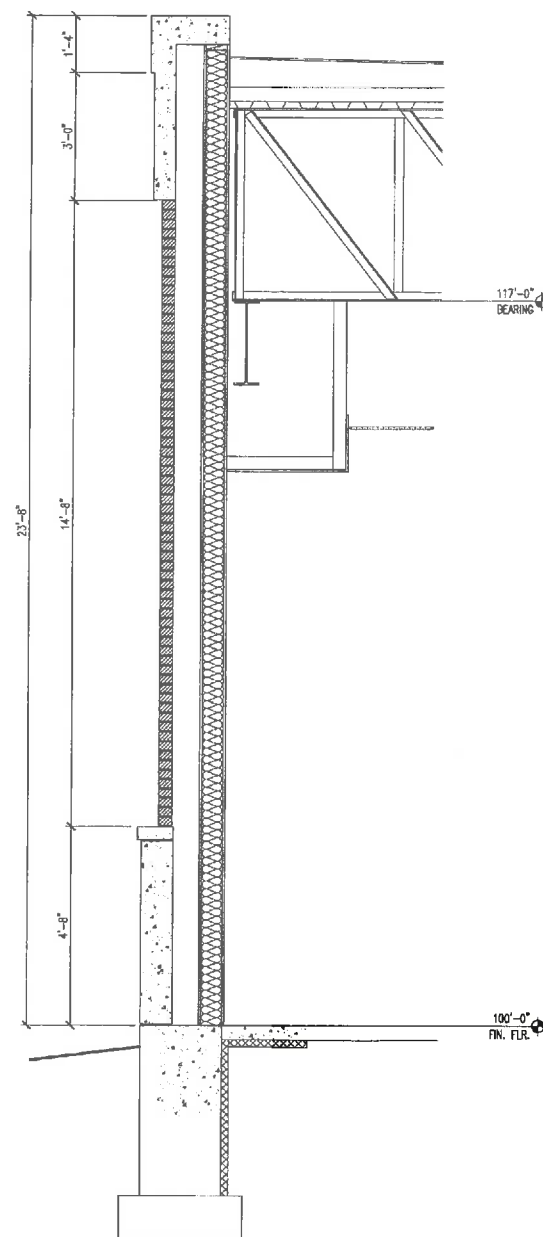
A-201



A1 Wall Section  
SCALE: 1/2" = 1'-0"



A3 Wall Section  
SCALE: 1/2" = 1'-0"



A4 Wall Section  
SCALE: 1/2" = 1'-0"



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#### ISSUE BLOCK

NO.	DATE	COMMENTS
1	5/2/16	Historic Preservation Submittal

#### PROJECT TITLE

Park Place Hotel  
Traverse City, MI

PROJECT NUMBER: 14001

DRAWN BY: BGG

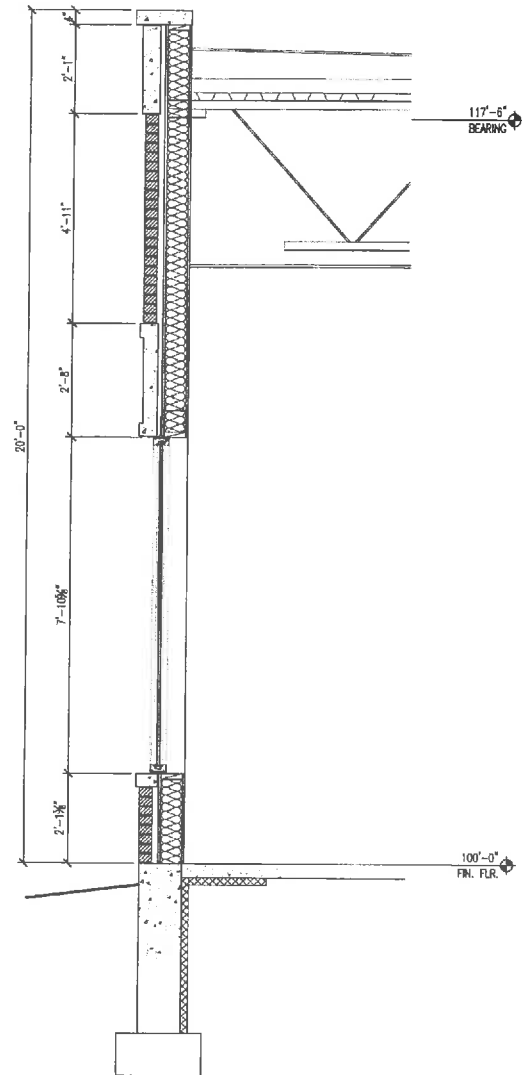
CHECKED BY: LJC

#### SHEET TITLE

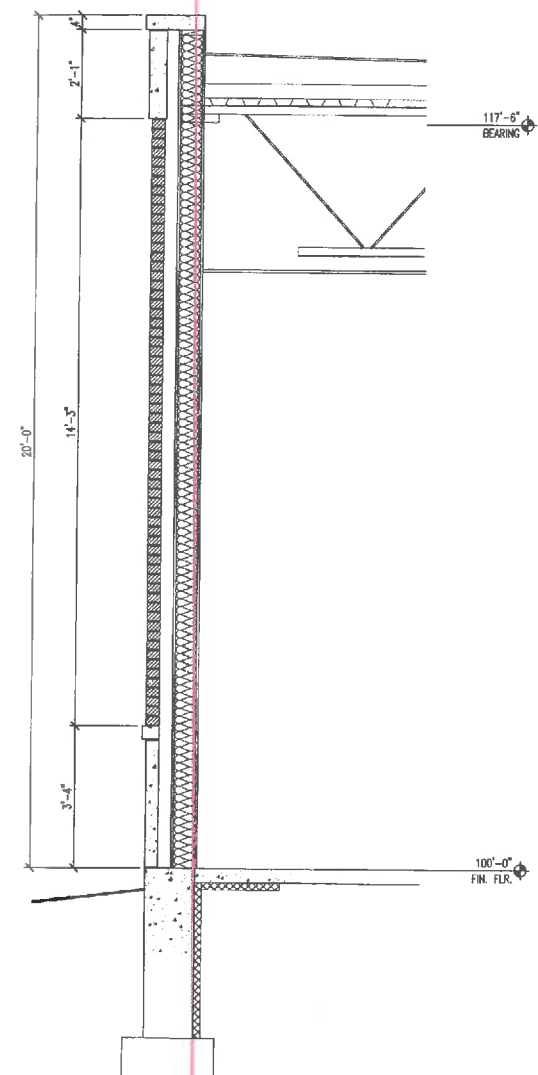
Wall Sections

#### SHEET NUMBER

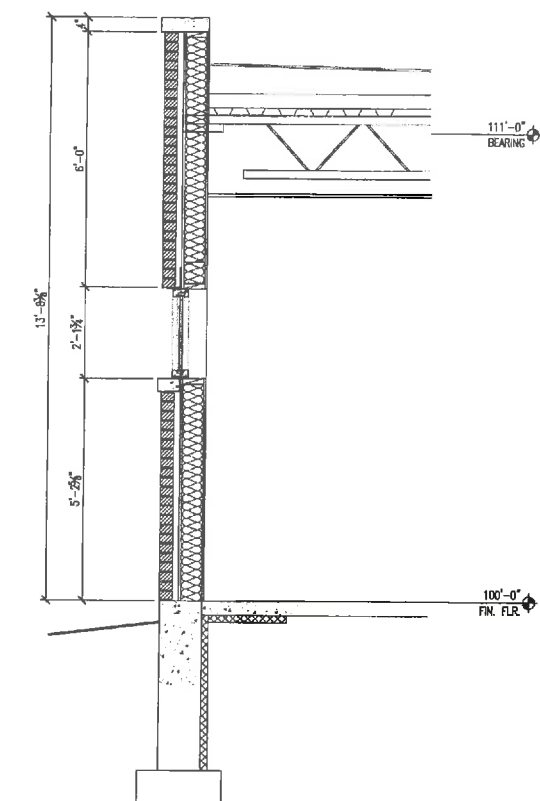
A-301



A1 Wall Section  
SCALE: 1/2" = 1'-0"



A3 Wall Section  
SCALE: 1/2" = 1'-0"



A4 Wall Section  
SCALE: 1/2" = 1'-0"

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ISSUE BLOCK	
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PROJECT TITLE  
**Park Place Hotel**  
Traverse City, MI

PROJECT NUMBER: 14001  
DRAWN BY: BGG  
CHECKED BY: LJC

SHEET TITLE  
**Wall Sections**

SHEET NUMBER  
**A-302**